

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

October 6, 2016



RP16-33: proposed Replat of Lot 1R in Block A of the Kubin Subdivision

SIZE AND LOCATION: 1.248 acres of land at the southeast corner of West 28th and Kubin Streets, and currently addressed as 1025 West 28th Street

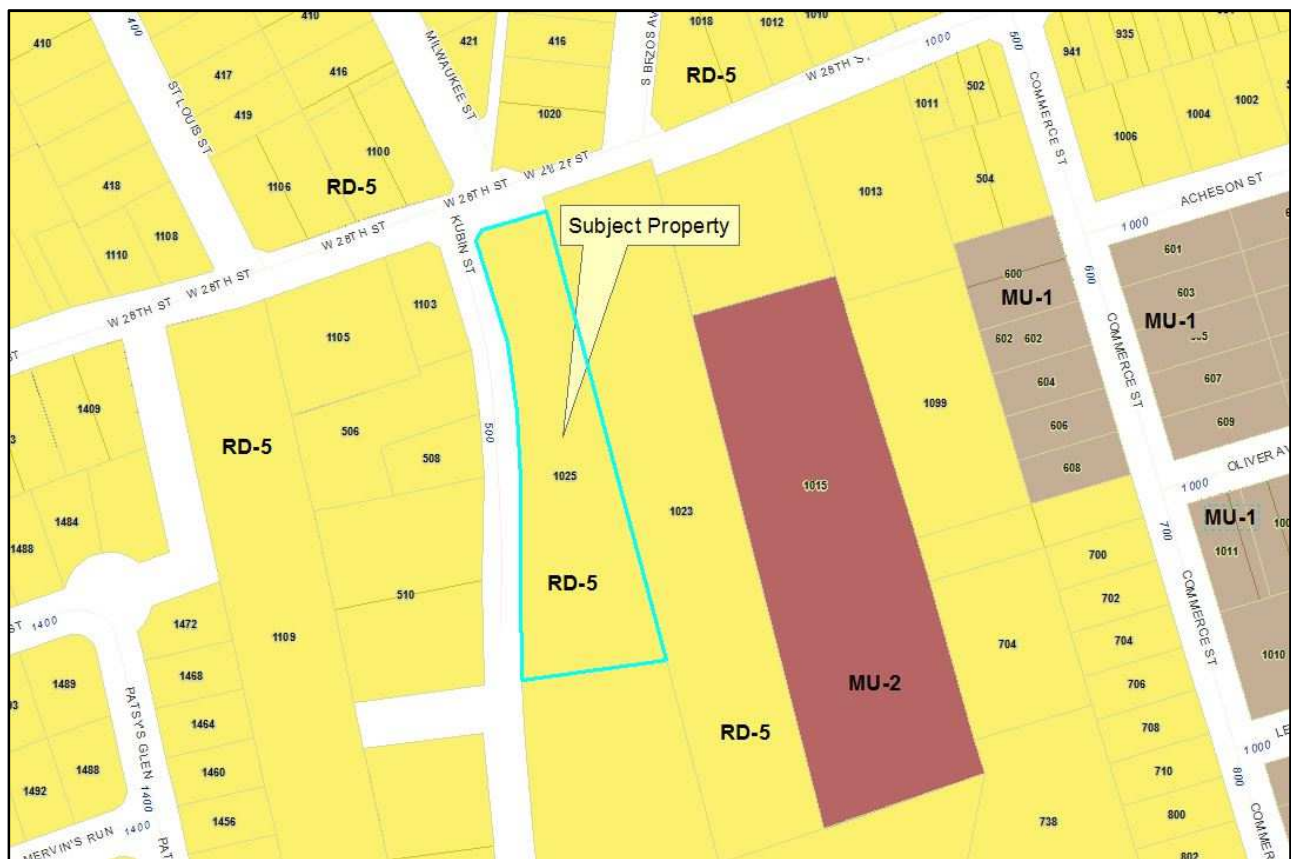
EXISTING LAND USE: single family house

ZONING: Residential District – 5000 (RD-5)

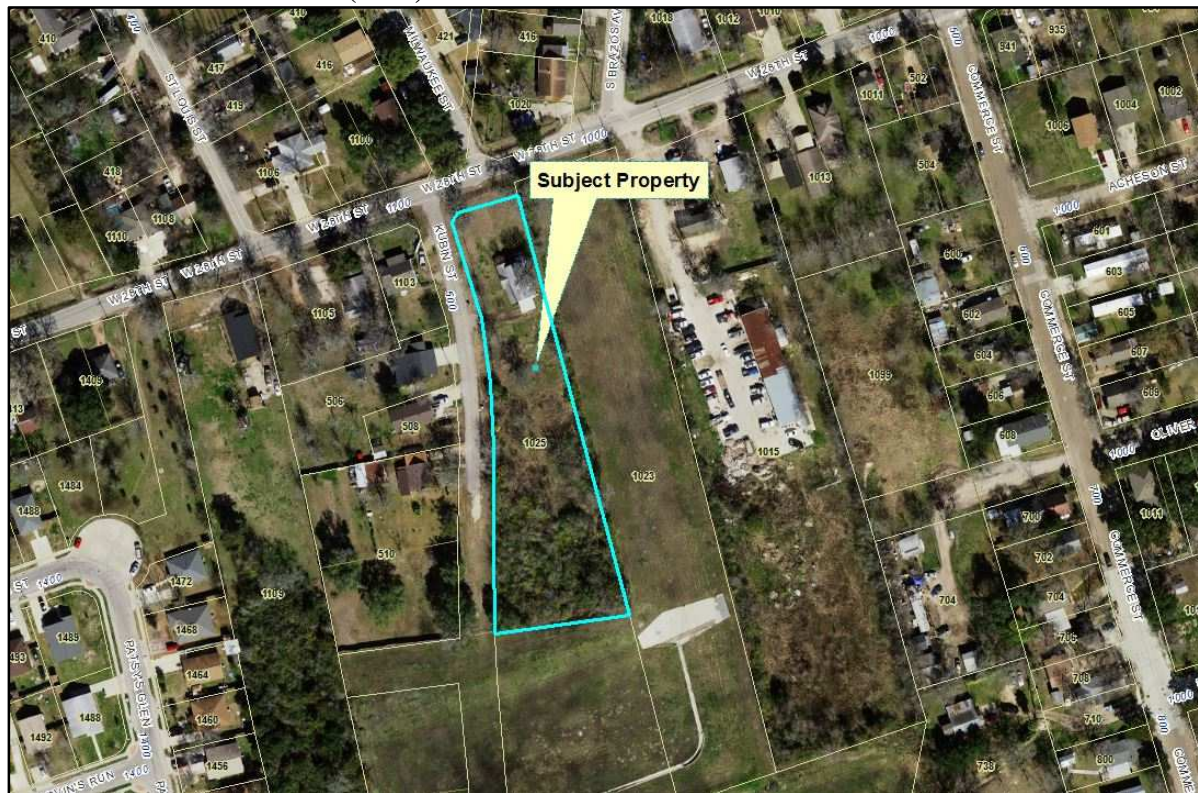
APPLICANT(S): Contreras Construction Co., Inc.

AGENT: J4 Engineering c/o Glen Jones, PE-CFM

STAFF CONTACT: Lindsay Hackett, Staff Planner



AERIAL PHOTOGRAPH (2015):



BACKGROUND:

In 1947, the Kubin Subdivision was originally recorded and in 2010 the property was re-platted creating two lots from block A, which includes the subject property and a lot with 1.065 acres adjacent to the south. The subject property is zoned for residential use and is located directly to the west of 2.18 acres owned by the City of Bryan which is developed with a regional storm water detention facility. The property owners, Contreras Construction Co., Inc., are proposing to replat Lot 1R into 9 new lots intended for single-family residential development. With the creation of new lots, the applicant will pay \$4,160 in parkland dedication and development fees, as required by the Subdivision Ordinance.

This new development will also include the improvement of Kubin Street by the developer in front of all new lots to local street standards, to allow for access to all proposed new lots. The existing public water will be extended with a 4" line and public sewer will be extended with a 6" line to properly service the proposed new homesites. Five of the proposed lots will be meet all lot size requirements for properties zoned RD-5 District. Four of the proposed new lots (Lots 1R-1, 1R-2, 1R-3, and 1R-4) are proposed to have lot depths of only 82 ft., 80 ft., 87 ft., and 98 ft., respectively The applicant has requested a variance for the minimum lot depth standard (case no. PV16-19) which is also scheduled for consideration from the Commission's regular meeting on October 6, 2016.

RECOMMENDATION:

With approval of the related variance request, the proposed replat will conform to all applicable codes and ordinances. The Site Development Review Committee and staff recommends **approving** this proposed replat, **subject to the Commission's prior approval of the related lot depth variance (case no. PV16-19.)**